



MEETING AGENDA
RESIDENTIAL BOARD OF ADJUSTMENT

November 20, 2024
Lunch 12:00 p.m.
Public Hearing 12:30 p.m.

In Person
City Council Chamber
2nd Floor, 200 Texas Street /Fort Worth, Texas 76102

VIDEOCONFERENCE:

<https://fortworthtexas.webex.com/weblink/register/r257c74865ce73d319cfcf79cd71f1746>

Meeting/ Access Code: 255 644 06737 (Registration Required)

Teleconference: +1-469-210-7159

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>


For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

To view this meeting's docket, visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Residential Board of Adjustment may be attending remotely in compliance with the Texas Open Meetings Act.

****Any member of the public who wishes to address the Board using videoconference or teleconference regarding an item on the listed agenda must sign up to speak no later than 5:00PM on November 18, 2024. To sign up, either register through WebEx per the directions on the City's website above or contact Karen Moreno at Karen.Moreno@fortworthtexas.gov or 817-392-8026. Please note the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call-in number changes, we will provide alternative call-in numbers on our website whenever possible.**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, November 15, 2024 at 10:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas

BOARD MEMBERS:

Adrienne Holland	_____	Myra Mills	_____
Sergio Garza	_____	Whit Wolman	_____
Kenneth Jones	_____	Lucretia Powell	_____
Joey Dixson,		Jennifer Glass Renta	_____
Vice Chair Residential Board	_____	Janna Herrera	_____
Debra Brown Sturns	_____	Juan Manuel Acosta	_____

I. Lunch 12:00 P.M.

II. PUBLIC HEARING 12:30 P.M.

A. Election of Chair and Vice-Chair

B. Approval of Minutes of the October 16, 2024 Hearings

C. ANY CASES NOT HEARD WILL BE MOVED TO DECEMBER 18, 2024

D. TRANSLATION CASE

1. **BAR-24-069** Address: 5336 Ramey Avenue
 Owner: Jazmine Chavez on behalf of Orbin Portillo
 Zoning: “AR” One Family Restricted Residential in the Stop Six Residential Design Overlay

- a. **Special Exception:** Permit construction of a carport in the projected front yard.
- b. **Variance:** To permit an existing house that encroaches into the projected front yard setback.

Minimum established setback required: 27 feet
Requested setback: 18 feet

E. CONTINUED CASE

1. **BAR-24-068** Address: 4320 Carmel Ave
 Owner: Eric Drentlaw on behalf of 5E Real Estate LLC
 Zoning: “A-5” One-Family Residential District within the Stop Six Overlay

- a. **Variance:** To permit fewer parking spaces than required behind the front building wall of a single-family dwelling.

Required parking spaces behind front wall: 2 spaces
Requested parking spaces behind front wall: Zero (0) spaces

- b. **Variance:** To permit fewer than required parking spaces for a single-family dwelling with 4 bedrooms.

Required parking spaces: 3 spaces
Requested parking spaces: 2 spaces

F. New Residential Cases

1. **BAR-24-059** Address: 2017 Thomas Place
 Owner: Tim Morton
 Zoning: “A-5” One-Family Residential District

- a. **Variance:** To permit construction of a detached garage with habitable space that would exceed the height of the primary structure.

Height of existing primary structure: 19 feet
Requested height of accessory structure: 22 feet 6 inches

2. **BAR-24-064** Address: 1513 Belzise Terrace
Owner: Adrian Ramirez on behalf of Fort Worth Group Investment, LLC
Zoning: "A-5" One-Family Residential District

- a. **Variance:** To permit construction of a single family dwelling on a lot with less width than required.

Minimum lot width: 50 feet
Requested lot width: 44 feet

4. **BAR-24-065** Address: 4316 Ridgehaven Court
Owner: Ryan McGuire on behalf of Jeff and Lisa Schuessler
Zoning: "A-43" One-Family District

- a. **Variance:** To permit construction of a detached accessory structure (carport) that would encroach into the required side yard setback.

Minimum side yard setback: 25 feet
Requested side yard setback: 5 feet

- b. **Variance:** To permit construction of a detached accessory structure (carport) that would encroach into the required rear yard setback.

Minimum rear yard setback: 25 feet
Requested rear yard setback: 10 feet

5. **BAR-24-070** Address: 4259 Crestline Road
Owner: Noah Shibley on behalf of Redbird Kelly Properties
Zoning: "A-5" One-Family Residential District

- a. **Variance:** To permit construction of an accessory structure (detached two-story, habitable structure) to encroach into the required front yard setback.

Required front yard setback: 20 feet
Requested front yard setback: 16 feet 5 inches

6. **BAR-24-074** Address: 4136 Avenue M
Owner: Tereso J. Davila and Alma C. Davila
Zoning: "A-10" One-Family District in the Stop Six Overlay

- a. **Variance:** To permit construction of a single-family dwelling on a lot with less width than required.

Required Minimum Lot Width: 60 feet
Requested Lot Width: 49 feet 9 inches

7. BAR-24-075 Address: 4000 Mattison Avenue
 Owner: Roger T. Mercer and Kaylan B. Hopson
 Zoning: "A-5" One-Family District

- a. **Variance:** To permit construction of a detached accessory structure (swimming pool) that would be located closer than 75 feet from the front property line.

Required distance from front property line: 75 feet
Requested distance from front property line: 45 feet

- b. **Variance:** To permit construction of a detached accessory structure (swimming pool) that would encroach into the required side yard setback.

Required side yard setback: 10 feet
Requested side yard setback: 5 feet

8. BAR-24-076 Address: 3925 Bunting Avenue
 Owner: Kyle and Brooke Sederstrom
 Zoning: "A-5" One-Family District

- a. **Variance:** To permit construction of a detached accessory structure (garage with porch) that would encroach into the required side-yard setback.

Required side yard setback: 5 feet
Requested side yard setback: Zero feet

9. BAR-24-080 Address: 1629 E. Harvey Avenue
 Owner: Viota USA LLC by Gladys Williams & Durwan Green
 Zoning: "B" Two-Family district

- a. **Variance:** To permit fewer parking spaces behind the front building wall of a single family house with 3 bedrooms.

Required parking behind front wall: 2 spaces
Requested parking behind front wall: 1 space

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. Even if the City does not receive notification at least 48 hours prior to the meeting, the City will still make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session:

A closed Executive Session may be held with respect to any posted agenda item to enable the Board of Adjustment to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.